

**53.10**31/07/2018  
VC148**USES WITH ADVERSE AMENITY POTENTIAL****Purpose**

To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

**53.10-1**31/07/2018  
VC148**Threshold Distance**

The threshold distance referred to in the table to this clause is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

*NOTE 1 of the table: The threshold distance is variable, dependent on the processes to be used and the materials to be processed or stored.*

*NOTE 2 of the table: An assessment of risk to the safety of people located off the land may be required.*

**Table to Clause 53.10-1**

| Type of Production, Use Or Storage (Purpose)                 | Threshold Distance (metres) | Notes  |
|--|-----------------------------|--------|
| <b>Basic Metal Products</b>                                  |                             |        |
| Production of non-ferrous metals as:                         |                             |        |
| ▪ aluminium by electrolysis                                  | 2,000                       |        |
| ▪ other non-ferrous metals in amounts:                       |                             |        |
| - up to 100 tonnes a year                                    | 100                         |        |
| - between 100 & 2,000 tonnes a year                          | 300                         |        |
| - exceeding 2,000 tonnes a year                              | 500                         |        |
| Works producing iron or steel products in amounts:           |                             |        |
| ▪ up to 1,000,000 tonnes a year                              | 100                         |        |
| ▪ exceeding 1,000,000 tonnes a year                          | 1,000                       |        |
| <b>Chemical, Petroleum &amp; Coal Products</b>               |                             |        |
| Ammunition, explosives and fireworks production:             | 1,000                       | Note 2 |
| Biocides production and storage:                             | 1,000                       |        |
| Briquette production:  | 300                         |        |
| Chemical Fertiliser production:                              | 1,000                       | Note 2 |
| Chemical products other than those listed within this group: | 300                         | Note 2 |
| Cosmetics and toilet preparations production:                | 100                         |        |

| Type of Production, Use Or Storage (Purpose)   | Threshold Distance (metres) | Notes  |
|--|-----------------------------|--------|
| Formaldehyde production:   | 300                         | Note 2 |
| Industrial gases production:   | 1,000                       | Note 2 |
| Inks production:   | 300                         |        |
| Inorganic industrial chemicals production other than those listed within this group: | 1,000                       | Note 2 |
| Organic industrial chemicals production other than those listed within this group:   | 1,000                       | Note 2 |
| Other petroleum or coal production:  | 500                         | Note 2 |
| Paints and inks:   |                             |        |
| ▪ manufacture  | 1,000                       | Note 2 |
| ▪ blending and mixing only   | 300                         |        |
| Petroleum refinery:  | 2,000                       | Note 2 |
| Pharmaceutical and veterinary production:  | 1,000                       |        |
| Polyester resins production  | 1,000                       | Note 2 |
| Soap and other detergents production:  | 300                         |        |
| Synthetic resins & rubber production other than those listed within this group:      | 1,000                       | Note 2 |
| <b>Fabricated Metal Products</b>   |                             |        |
| Abrasive blast cleaning:   |                             | Note 1 |
| Boiler makers  | 100                         |        |
| Structural or sheet metal production:  | 500                         |        |
| Works producing iron or steel products in amounts:                                   |                             |        |
| ▪ up to 1,000,000 tonnes per year  | 100                         |        |
| ▪ exceeding 1,000,000 tonnes per year  | 1,000                       |        |
| <b>Food, Beverages &amp; Tobacco</b>   |                             |        |
| Abattoir:  | 500                         |        |
| Bakery (other than one ancillary to a shop):   | 100                         |        |

| Type of Production, Use Or Storage (Purpose)                           | Threshold Distance (metres) | Notes  |
|--|-----------------------------|--------|
| Flour mill:  | 300                         |        |
| Food or beverage production other than those listed within this group: |                             | Note 1 |
| Freezing and cool storage  | 150                         |        |
| Maltworks:   | 300                         |        |
| Manufacture of milk products:  | 300                         |        |
| Milk depot   | 100                         |        |
| Poultry processing works   | 100                         |        |
| Production of vegetable oils and fats using solvents:                  | 300                         |        |
| Seafood processor:   | 500                         |        |
| Smallgoods production  | 100                         |        |
| Tobacco and cigarette production:                                      | 500                         |        |
| <b>Miscellaneous Manufacturing</b>                                     |                             |        |
| Fibreglass production:   | 200                         |        |
| Leather and artificial leather goods production:                       | 300                         |        |
| Leather tanning and dressing:  | 300                         |        |
| Printing and coating works with heated curing ovens:                   | 500                         |        |
| Rendering and casings works:   | 1,000                       |        |
| Rubber production, using either organic solvents or carbon black:      | 300                         | Note 2 |
| <b>Non-metallic Mineral Products</b>                                   |                             |        |
| Bitumen batching plant:  | 500                         |        |
| Cement production in amounts:  |                             |        |
| ▪ up to 5,000 tonnes a year  | 300                         |        |
| ▪ between 5,000 & 150,000 tonnes a year                                | 500                         |        |
| ▪ exceeding 150,000 tonnes a year                                      | 1,000                       |        |

| Type of Production, Use Or Storage (Purpose)  | Threshold Distance (metres) | Notes  |
|---|-----------------------------|--------|
| Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year: | 200                         |        |
| Concrete article or stone article production:   | 100                         |        |
| Concrete batching plant:  | 300                         |        |
| Glass and glass production including glass wool:  | 500                         |        |
| Plaster or plaster articles production:   | 100                         |        |
| Rock wool manufacture:  | 500                         |        |
| <b>Other Premises</b>   |                             |        |
| Panel beating:  | 100                         |        |
| Rural industry handling, processing or packing agricultural produce:                                    | 300                         |        |
| <b>Paper &amp; Paper Products:</b>  |                             |        |
| Paper or paper pulp production:   |                             |        |
| ▪ involving combustion of sulphur or sulphur containing materials                                       | 5,000                       | Note 2 |
| ▪ from semi-processed materials   | 100                         |        |
| ▪ from prepared cellulose & rags  | 200                         |        |
| ▪ by other methods than above   |                             | Note 1 |
| <b>Recreation, Personal &amp; Other Services</b>  |                             |        |
| Dry cleaning for commercial and institutional customers, or in bulk quantities:                         | 100                         | Note 2 |
| Laundry for commercial and institutional customers, or in bulk quantities:                              | 100                         |        |
| <b>Recycling and Resource Recovery</b>  |                             |        |
| Advanced resource recovery technology facility  |                             | Note 1 |
| Combustion, treatment or bio-reaction of waste to produce energy  |                             | Note 1 |
| Commercial and Industrial materials recycling   |                             | Note 1 |

| Type of Production, Use Or Storage (Purpose)                                  | Threshold Distance (metres) | Notes  |
|---|-----------------------------|--|
| Composting and other organic materials recycling.                             |                             | Note 1   |
| Construction and demolition materials recycling                               |                             | Note 1   |
| Other resource recovery or recycling operations                               |                             | Note 1   |
| Refuse and used material storage, sorting and recovery in a transfer station: |                             |  |
| ▪ Accepting organic wastes  |                             | Note 1   |
| ▪ Other   | 100                         |  |
| Sanitary and garbage disposal in landfill                                     |                             | Note 1   |
| Soil conditioning or blending   |                             | Note 1   |
| Used metals treatment or processing   |                             | Note 1   |
| Used paper and cardboard treatment or processing                              |                             | Use distances <i>in Paper &amp; Paper Products</i> |
| Used plastics treatment or processing   |                             | Note 1   |
| <b>Textiles</b>   |                             |  |
| Carpet backing with latex:  | 300                         |  |
| Dyeing or finishing of cotton, linen and woollen yarns and textiles:          | 300                         |  |
| Production of artificial fibres & textiles:                                   |                             |  |
| ▪ cellulose nitrate or viscose fibre, cellophane or artificial rubber         | 1,000                       | Note 2   |
| ▪ other synthetic fibres and textiles   | 500                         | Note 2   |
| Rope, cordage and twine production:   | 100                         |  |
| Treatment or production of textiles:  |                             |  |
| ▪ using carbon disulphide   | 500                         | Note 2   |
| ▪ using other substances  |                             | Note 1   |
| Wool scouring:  | 200                         |  |
| <b>Transport and Storage</b>  |                             |  |
| Depot for refuse collection vehicles  | 100                         |  |

| Type of Production, Use Or Storage (Purpose)  | Threshold Distance (metres) | Notes      |
|---|-----------------------------|------------|
| Grain elevators:  | 300                         |            |
| Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:   | 1,000                       | Note 2     |
| Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity: |                             |            |
| ▪ with fixed roofs  | 300                         |            |
| ▪ with floating roofs   | 100                         | Note 2     |
| Storage of wet-salted or unprocessed hides:   | 300                         |            |
| Temporary storage of industrial wastes:   | 300                         | Note 2     |
| Treatment of aqueous waste:   | 200                         | Note 2     |
| Waste incinerator for:  |                             |            |
| ▪ Woodwaste   | 300                         |            |
| ▪ Plastic or rubber waste   | 200                         | Note 2     |
| ▪ Chemical, biomedical or organic waste   |                             | Notes 1, 2 |
| <b>Wood, Wood Products &amp; Furniture</b>  |                             |            |
| Charcoal production:  |                             |            |
| ▪ by the retort process   | 500                         |            |
| ▪ other than by the retort process  | 1,000                       |            |
| Joinery:  | 100                         |            |
| Sawmill:  | 500                         |            |
| Wood preservation plant:  | 100                         |            |
| Wood-fibre or wood-chip products:   | 1,500                       |            |